Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 4 of 9

Criteria Note

November 2024

Chelmsford City Council

CRITERIA NOTE

How to use this Criteria Note

This Criteria Note has been prepared to explain how SHELAA sites are assessed.

It sets out the Suitability, Availability and Achievability criteria that are used to assess the SHELAA sites based upon their determined proposed use.

The document is split into sections that cover:

- Policy background
- Pre-assessment checks
- Policy restrictions
- Criteria, and
- RAG rating categorisation

You can use this document to see how a SHELAA site has been assessed or to gauge how a site will be assessed in the future*.

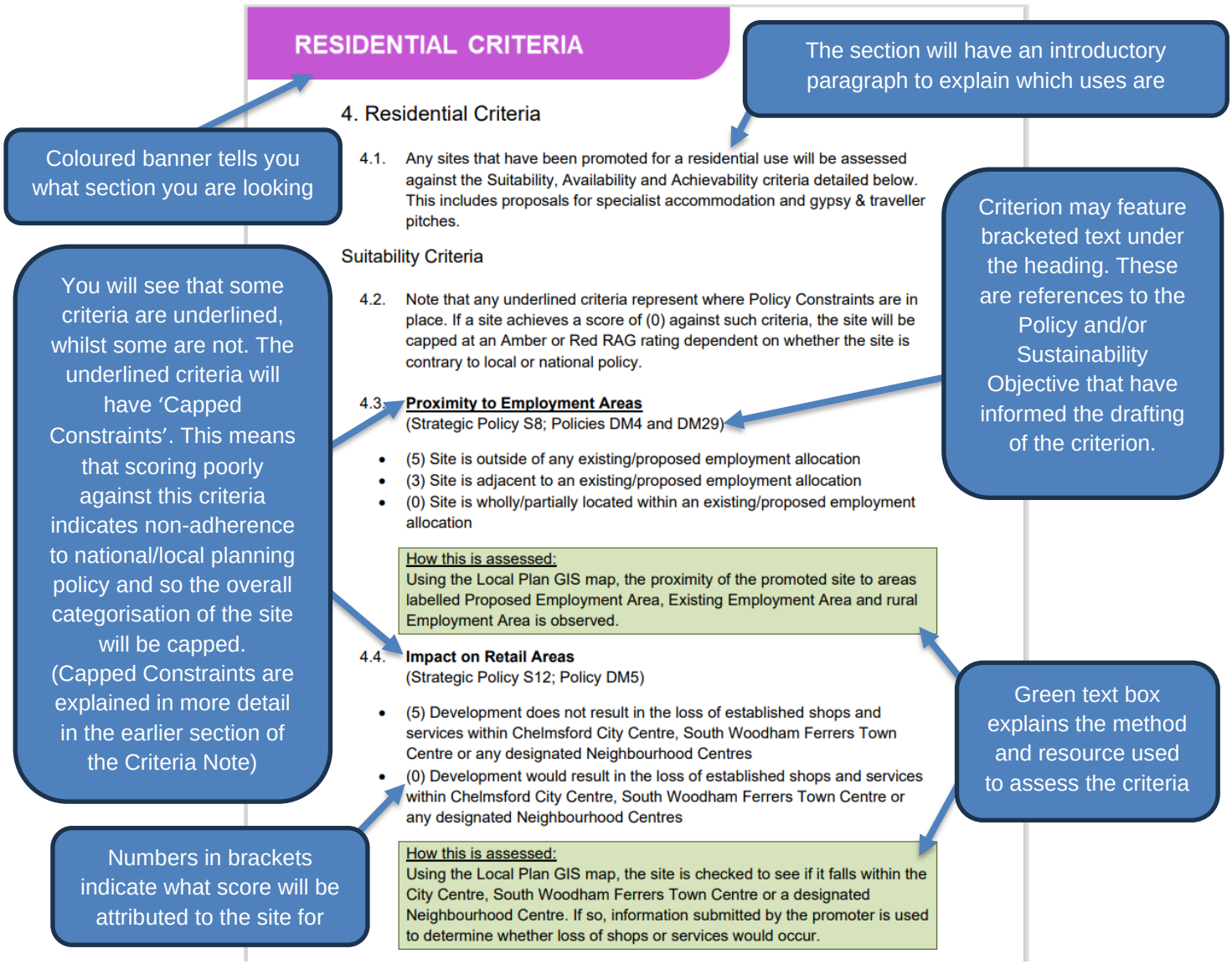
To do this, you will first need to make a note of the proposed use of the site. This needs to be one of the following:

- Residential
- Employment
- Retail
- Community Facility
- Mixed Use
- Renewable Energy Generation

If the site has been assessed in the SHELAA before, you can find the proposed use in the top section of the site performance summary of the site.

The Criteria Note features a section dedicated to each proposed use which details the criteria used to assess the Suitability, Availability and Achievability of sites of this proposed use.

Taking the ‘Residential’ proposed use as an example, the annotated extract below explains how to interpret the criteria.



There is a short segment that follows the list of Suitability/Availability/Achievability criteria respectively to explain how the tallied score of these will be interpreted as a RAG rating. Be aware that if the site has scored poorly against any of the underlined criteria, this may result in a capped RAG rating for Suitability/Availability/Achievability performance, as appropriate. Please refer to the section titled ‘Capped Constraints’ for more details.

At the end of the Criteria Note, the section on ‘Overall Scores & Site Categorisation’ provides detail on how the performance against Suitability, Availability and Achievability determine the overall RAG rating categorisation for the site. The section also explains how each colour RAG rating can be interpreted.

Contents

1. Overview

1.1. The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with the NPPF and PPG guidance, scores sites promoted for development against Suitability, Availability and Achievability criteria. Based on performance, a RAG rating process is then used to determine whether a site is likely deliverable (Green), developable (Yellow), or neither (Amber if constraints are mitigable, or Red if non-mitigable).

1.2. Site promoters can propose a whole range of uses for a site including residential, employment, retail, community facilities, renewable power generation or a mix of all the above. The criteria for which the site is assessed against is dependent on the proposal[1].

1.3. The Suitability criteria for each promoted use are assessed predominantly using GIS maps in conjunction with information provided by the site promoter. Details of how each criterion is assessed and where relevant maps can be viewed are provided against each criterion.

1.4. Availability and Achievability are assessed using information provided by site promoters within a site submission in relation to ownership, legal constraints, relocation of uses and timescales for delivery. The viability aspect of the Achievability criteria is predominantly assessed using the typology appraisals within the SHELAA Viability Study.

1.5. All criteria have been developed based upon policy requirements set out within the NPPF and Chelmsford's Local Plan, including the supporting Integrated Impact Assessment to ensure sustainable development is favoured. Where appropriate, additional constraints are also in place to either discount non-developable land from a site assessment or to cap a site's overall performance where policy non-compliances are not mitigable.

1.6. This Criteria Note sets out the Suitability, Availability and Achievability criteria for which each proposed use is assessed against – including applicable constraints – and identifies which National Policies, Local Plan

[1] Note: Sites are assessed individually with the area of assessment defined by the red line boundary provided by the promoter. If two or more adjoining SHELAA sites come forward for development at a later stage, then any in combination effects are identified and appropriately addressed with stakeholders at that stage.

Policies and Sustainability Objectives are reflected within the assessment.

2. Pre-Assessment Checks

2.1. Prior to assessing sites against the Suitability, Availability and Achievability criteria detailed in the next section, the catalogue of sites is checked to ensure sites are suitable to be assessed.

2.2. This involves checking whether the site features within the Brownfield Register, checking the site's planning history, and checking whether the site features a hazard to human health.

Brownfield Register

2.3. Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 sets out that as part of the criteria to be on the Brownfield Register, a site must be suitable, available, and achievable for residential development.

2.4. As such, any SHELAA sites promoted for residential use that are identified to be on Chelmsford's Brownfield Register are automatically considered to be suitable, available and achievable and will be categorised as either Yellow or Green dependent upon identified policy compliancy and constraints.

2.5. Note however, that this is not to say that sites determined as suitable, available and achievable within this assessment are to be added to the Brownfield Register. There are additional strict criteria that a site must meet to feature on the Brownfield Register, set out in legislation, and this is dealt with in a separate assessment.

Planning History

2.6. The purpose of the SHELAA is to identify land within the administrative area that may be suitable, available and achievable for future development. The catalogue of SHELAA sites is therefore checked for both permitted and refused planning applications as this helps to identify the following:

- If a whole or part of a SHELAA site has live planning permission and development is underway then the whole/part of the site being developed is removed from the SHELAA. Note that just having planning permission is not enough to remove a site from the SHELAA as development does not always commence and permissions can expire.

- If a site has had a planning application refused, the reasons for refusal may indicate that the site is unsuitable for development. In this scenario, the unsuitability of the site will be reflected within the assessment scores.

Hazards to Human Health

2.7. For sites proposed for residential, employment, retail uses, if any portion of the site lies within land considered to be a hazard to human health, this part of the site will be discounted from the SHELAA assessment.

2.8. Land is a hazard to human health if it features one or more of the following: gas pipelines, electricity towers, electricity substations, gas installation buffers, gas pipeline feeders, high pressure gas pipelines, gas pipeline buffers and oil pipelines. The location of the pipelines and buffers are as determined by the Health and Safety Executive's Planning Advice for Developments near Hazardous Installations (PADHI).

2.9. After the hazard to human health areas are discounted, the remaining portion of the site is to be assessed against the Suitability, Availability and Achievability criteria covered within the latter portion of this note.

3. Capped Constraints

3.1. In assessing the Achievability of a site, two criteria are considered: viability and timescale for delivery. Should a site be considered likely unviable, then it will be capped at Amber as this is viewed as a moderate constraint that would require mitigation. In terms of deliverability, if the site has an anticipated development time that exceeds 5 years, then the site will be capped at Yellow as it would be considered developable rather than deliverable in accordance with the NPPF definitions.

3.2. In assessing the Suitability of a site, if any part of the site meets one or more criterion listed below, the site's RAG rating will be capped at Red if the constraint is contrary with national policy, and Amber if the constraint goes against local policy. The purpose of this is to ensure that promoted sites that will not/cannot be compliant with national policy or Chelmsford's Local Plan policies are not identified as deliverable or developable sites.

National Policy Constraints

3.3. If any part of a SHELAA site meets one or more of the following criteria, the site will be attributed a Red RAG rating:

- Site lies within the Green Belt
  (NPPF section 13, Integrated Impact Assessment Objectives 1 and 14, Strategic Policy S11; Policies DM6)
- Site lies within one of the following international or national designated site of importance for biodiversity: Site of Special Scientific Interest (SSSI), Ancient Woodland, Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar Site
  (NPPF section 15, Integrated Impact Assessment Objectives 1 and 14; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

Local Policy Constraints

3.4. Providing a national policy constraint has not been identified, if any part of a SHELAA site meets one or more of the following criteria, the site will be attributed an Amber RAG rating:

- Where a site proposed for a non-employment use lies within an existing/proposed employment area
  (Integrated Impact Assessment Objective 3; Strategic Policy S8; Policy DM4)

- Site is in excess of 400m walking distance from any existing/proposed public transport services
  (Integrated Impact Assessment Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
- Where a site has identified constraints that would prevent the implementation of a vehicle access route to the site
  (Integrated Impact Assessment Objective 6; Strategic Policies S9 and S10; Policy DM20)
- Site lies within an area of defined Open Space
  (Integrated Impact Assessment Objective 5; Policies DM21, DM24 and DM26)
- Site lies within the Green Wedge
  (Integrated Impact Assessment Objective 14; Strategic Policy S11; Policy DM7)
- Where a site is promoted for a residential use but features a neighbouring constraint in the form of an adjacent employment/industrial use or an adjacent major road or dual carriageway, where there is no potential to mitigate impacts of these uses
  (Integrated Impact Assessment Objective 5; Policy DM29)
- Where development is proposed for a residential use but is in excess of 2km walking distance from Chelmsford City Centre or South Woodham Ferrers Town Centre and in excess of 2km walking distance away from any one of the following key services: GP surgery, school, convenience goods store
  (Integrated Impact Assessment Objectives 4, 5 and 6; Strategic Policies S5 and S7)
- Where the promoted use of the site would result in the loss of a community facility such as a school, GP surgery, place of worship, or a sports and leisure facility
  (Integrated Impact Assessment Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

3.5. In exceptional circumstances, there may be additional constraints not listed above that may result in the performance of a site to be capped. Any such instances will be detailed within the relevant site assessment sheet.

4. Residential Criteria

4.1. Any sites that have been promoted for a residential use will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

4.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

4.3. **Proximity to Employment Areas**
(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

4.4. **Impact on Retail Areas**
(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:
Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

4.5. **Proximity to the Workplace**
(Integrated Impact Assessment Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

4.6. **Public Transport**

(Integrated Impact Assessment Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

4.7. **PROW and Cycling Connectivity**

(Integrated Impact Assessment Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

4.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

4.9. **Impact on Designated Heritage Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

4.10. **Impact on Non-Designated Heritage Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

4.11. **Impact on Archaeological Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

4.12. **Mineral and Waste Constraints**
(Integrated Impact Assessment Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

4.13. **Impact on Areas of Defined Open Space**
(Integrated Impact Assessment Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

4.14. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Integrated Impact Assessment Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

4.15. **Land Classification**
(Integrated Impact Assessment Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

4.16. **Impact on Protected Natural Features**
(NPPF section 15, Integrated Impact Assessment Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)
International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.
Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

4.17. **Impact on Flood Risk**
(Integrated Impact Assessment Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

4.18. **Impact on Air Quality Management Areas**
(Integrated Impact Assessment Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

4.19. **Ground Condition Constraints**
(Integrated Impact Assessment Objective 7; Policy DM30)
The type and level of contamination identified on site provides an indication

as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:
Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

4.20. **Neighbouring Constraints**

(Integrated Impact Assessment Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:
The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. It is assumed, for the benefit of doubt, that there is potential for mitigation unless a B2/B8 use sits on or adjacent to the site or that a major road/dual carriageway runs adjacent to the site.

4.21. **Proximity to Key Services**

(Integrated Impact Assessment Objectives 4 and 5; Strategic Policies S5 and S7)

Key services include: GP surgeries, mainstream non-selective state funded primary or secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre

- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:
Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, mainstream non-selective state-funded schools, and convenience stores.

4.22. **Impact on Community Facilities**
(Integrated Impact Assessment 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

4.23. The maximum 'Suitability' score for sites assessed under the Residential Criteria is 100 (i.e. 20 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

4.24. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

4.25. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

4.26. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

4.27. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

4.28. The maximum unweighted 'Availability' score for sites assessed under the Residential Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

4.29. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always

be explained fully within the relevant site's output report.

Achievability Criteria

4.30. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

4.31. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

4.32. The maximum unweighted 'Achievability' score for sites assessed under the Residential Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

4.33. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

5. Employment Criteria

5.1. Any sites that have been promoted for an employment use will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for hotels and travelling show person sites.

Suitability Criteria

5.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

5.3. **Public Transport**
(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

5.4. **PROW and Cycling Connectivity**
(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

5.5. **Vehicle Access**
(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site

- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

5.6. **Strategic Road Access**
(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

5.7. **Impact on Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)
Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

5.8. **Impact on Non-Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)
Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

5.9. **Impact on Archaeological Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

5.10. **Mineral and Waste Constraints**
(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment

- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

5.11. **Impact on Areas of Defined Open Space**
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

5.12. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

5.13. **Land Classification**
(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

5.14. **Impact on Protected Natural Features**

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

5.15. **Impact on Flood Risk**

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1

- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

5.16. **Impact on Air Quality Management Areas**
(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

5.17. **Ground Condition Constraints**
(Sustainability Appraisal Objective 7; Policy DM30)
The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:
Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

5.18. **Impact on Community Facilities**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

5.19. The maximum 'Suitability' score for sites assessed under the Employment Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

5.21. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

5.22. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

5.23. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

5.24. The maximum unweighted 'Availability' score for sites assessed under the Employment Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

5.26. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely

viable, marginal, or likely unviable, the appropriate category is attributed to the site.

5.27. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

5.28. The maximum unweighted 'Achievability' score for sites assessed under the Employment Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

5.29. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

6. Retail Criteria

6.1. Any sites that have been promoted for a retail use will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

6.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

6.3. **Public Transport**
(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

6.4. **PROW and Cycling Connectivity**
(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

6.5. **Vehicle Access**
(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

6.6. **Impact on Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)
Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

6.7. **Impact on Non-Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)
Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

6.8. **Impact on Archaeological Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

6.9. **Mineral and Waste Constraints**
(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

6.10. **Impact on Areas of Defined Open Space**
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

6.11. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

6.12. **Land Classification**
(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

6.13. **Impact on Protected Natural Features**
(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic

Policy S4; Policies DM13, DM16, DM17 and DM24)
International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.
Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

6.14. **Impact on Flood Risk**
(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

6.15. **Impact on Air Quality Management Areas**
(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

6.16. **Ground Condition Constraints**
(Sustainability Appraisal Objective 7; Policy DM30)
The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:
Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

6.17. **Impact on Community Facilities**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

6.18. The maximum 'Suitability' score for sites assessed under the Retail Criteria is 75 (i.e. 15 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.19. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

6.20. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

6.21. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

6.22. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

6.23. The maximum unweighted 'Availability' score for sites assessed under the Retail Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.24. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

6.25. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

6.26. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

6.27. The maximum unweighted 'Achievability' score for sites assessed under the Retail Criteria is 10 (i.e. 2 criteria applied, each with a maximum score

of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

6.28. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

7. Community Facility Criteria

7.1. Any sites that have been promoted for a community facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for education, healthcare, places of worship, sports, leisure, or recreation facilities.

Suitability Criteria

7.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

7.3. **Proximity to Employment Areas**
(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

7.4. **Impact on Retail Areas**
(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:
Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

7.5. **Public Transport**
(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

7.6. **PROW and Cycling Connectivity**
(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

7.7. **Vehicle Access**
(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

7.8. **Impact on Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)
Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets

- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

7.9. **Impact on Non-Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)
Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

7.10. **Impact on Archaeological Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

7.11. **Mineral and Waste Constraints**
(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area

- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

7.12. **Impact on Areas of Defined Open Space**
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

7.13. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge

- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

7.14. **Land Classification**
(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

7.15. **Impact on Protected Natural Features**
(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)
International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.
Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

7.16. **Impact on Flood Risk**
(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How is this assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

7.17. **Impact on Air Quality Management Areas**
(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How is this assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

7.18. **Ground Condition Constraints**
(Sustainability Appraisal Objective 7; Policy DM30)
The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How is this assessed:
Using the Council's Environmental Restrictions GIS map, the proximity of

the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

7.19. **Impact on Community Facilities**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

7.20. The maximum 'Suitability' score for sites assessed under the Community Facility Criteria is 85 (i.e. 17 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

7.21. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

7.22. **Ownership**

- (5) Held by developer/willing owner/public sector

- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

7.23. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

7.24. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

7.25. The maximum unweighted 'Availability' score for sites assessed under the Community Facility Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

7.26. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

7.27. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

7.28. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

7.29. The maximum unweighted 'Achievability' score for sites assessed under the Community Facility Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

7.30. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

8. Mixed Uses Criteria

8.1. Any sites that have been promoted for a mix of residential and at least one of: employment, retail or community facility use, will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

8.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

8.3. **Proximity to Employment Areas**
(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

8.4. **Impact on Retail Areas**
(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:
Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

8.5. **Proximity to the Workplace**
(Sustainability Appraisal Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

8.6. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

8.7. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

8.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

8.9. **Strategic Road Access**

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

8.10. **Impact on Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

8.11. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated

Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

8.12. **Impact on Archaeological Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

8.13. **Mineral and Waste Constraints**
(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm

whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

8.14. **Impact on Areas of Defined Open Space**
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

8.15. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

8.16. **Land Classification**
(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the

NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

8.17. **Impact on Protected Natural Features**

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres form the boundary of Ancient Woodland.

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

8.18. **Impact on Flood Risk**

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

8.19. **Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

8.20. **Ground Condition Constraints**
(Sustainability Appraisal Objective 7; Policy DM30)
The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:
Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

8.21. **Neighbouring Constraints**
(Sustainability Appraisal Objective 5; Policy DM29)
For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:
The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. Given the nature of mixed use sites, it is assumed in this assessment, for the benefit of doubt, that unless the constraint surrounds the boundary of the site, mitigation is possible.

8.22. **Proximity to Key Services**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)
Key services include: GP surgeries, mainstream non-selective state funded primary or secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:
Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, mainstream non-selective state-funded schools, and convenience stores.

8.23. **Impact on Community Facilities**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal.

Suitability Scoring

8.24. The maximum 'Suitability' score for sites assessed under the Mixed Use Criteria is 105 (i.e. 21 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

8.25. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

8.26. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

8.27. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

8.28. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

8.29. The maximum unweighted ‘Availability’ score for sites assessed under the Mixed Use Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

8.30. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site’s output report.

Achievability Criteria

8.31. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site. For uses that are not featured within the Viability Study, viability is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

8.32. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

8.33. The maximum unweighted ‘Achievability’ score for sites assessed under the Mixed Use Criteria is 10 (i.e. 2 criteria applied, each with a maximum

score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

8.34. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

9. Renewable Power Generation Criteria

9.1. Any sites that have been promoted for a renewable power generation facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. This includes proposals from solar farms, wind farms, biomass farms or hydroelectric generation.

Suitability Criteria

9.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

9.3. **Public Transport**
(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:
Using a combination of the Local Plan GIS map and Essex Highways maps (https://www.essexhighways.org/getting-around), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

9.4. **PROW and Cycling Connectivity**
(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:
Using the Essex Highways map (https://www.essexhighways.org/getting-around), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

9.5. **Vehicle Access**
(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site

- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

9.6. **Strategic Road Access**
(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:
Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

9.7. **Impact on Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)
Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (https://historicengland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

9.8. **Impact on Non-Designated Heritage Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14

and DM24)
Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

9.9. **Impact on Archaeological Assets**
(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:
Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

9.10. **Mineral and Waste Constraints**
(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is

permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:
Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

9.11. **Impact on Areas of Defined Open Space**
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:
Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

9.12. **Impact on the Green Belt and Green Wedge**
(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:
Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

9.13. **Land Classification**
(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:
Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

9.14. **Impact on Protected Natural Features**
(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)
International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.
Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:
Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

9.15. **Impact on Flood Risk**
(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3

- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:
Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

9.16. **Impact on Air Quality Management Areas**
(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:
Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

9.17. **Neighbouring Constraints**
(Sustainability Appraisal Objective 5; Policies DM29 and DM30)
For the purpose of this assessment, renewable power generation is considered to have possible adverse effects if a neighbouring use consists of residential development or community facilities

- (5) Site is unlikely to have an adverse effect on neighbouring uses
- (3) Site is likely to have an adverse effect on neighbouring uses with potential for mitigation
- (0) Site is likely to have an adverse effect on neighbouring uses with no potential for mitigation

How this is assessed:
The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed.

9.18. **Impact on Community Facilities**
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:
Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

9.19. The maximum 'Suitability' score for sites assessed under the Renewable Power Generation Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

9.21. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

9.22. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use

- (2) Established multiple uses

How this is assessed:
Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

9.23. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:
This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

9.24. The maximum unweighted 'Availability' score for sites assessed under the Renewable Power Generation Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

9.26. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:
Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

9.27. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:
This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

9.28. The maximum unweighted 'Achievability' score for sites assessed under the Renewable Power Generation Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

9.29. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

10. Overall Scores and Site Categorisation

10.1. Sites will each be RAG rated based upon their performance against the SHELAA criteria. A summary of the categorisation features in Table 1 below:

Table 1: SHELAA RAG Rating Summary

Red	Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated.
Amber	Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation.
Yellow	Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable.
Green	Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable.

10.2. The process of attributing a RAG rating is a two-step process. Firstly, each site will receive an individual RAG rating for their Suitability, Availability and Achievability performance, as explained within the criteria above. The purpose of this step is to flag up where the strengths and weaknesses fall within each site.

10.3. The second step is to determine an overall RAG rating for the site. This is determined by taking the Suitability, Availability and Achievability RAG ratings, and identifying the least favourable colour of the three as detailed in Table 2 below:

Table 2: SHELAA Site Categorisation

Site Rating	Permutation	Suitability Rating	Availability Rating	Achievability Rating
Red	1	Red	Red/ Amber/ Yellow/ Green	Red/ Amber/ Yellow/ Green
	2	Red/ Amber/ Yellow/ Green	Red	Red/ Amber/ Yellow/ Green
	3	Red/ Amber/ Yellow/ Green	Red/ Amber/ Yellow/ Green	Red
Amber	4	Amber	Amber/ Yellow/ Green	Amber/ Yellow/ Green
	5	Amber/ Yellow/ Green	Amber	Amber/ Yellow/ Green
	6	Amber/ Yellow/ Green	Amber/ Yellow/ Green	Amber
Yellow	7	Yellow	Yellow/ Green	Yellow/ Green
	8	Yellow/ Green	Yellow	Yellow/ Green
	9	Yellow/ Green	Yellow/ Green	Yellow
Green	10	Green	Green	Green

Note: Colours highlighted in bold are definitive in determining the category band of a site.